



MINUTES
Carbondale Zoning Board of Appeals
Wednesday, January 11th, 2023
Room 108, 6:00 p.m.
200 South Illinois Avenue

MEMBERS PRESENT: Litecky, Sheffer, Hamilton, Burnside, Lilly, Carrier, Doherty (ex-officio)

MEMBERS ABSENT: Love

STAFF PRESENT: Gibson, Becker, Lenzini, Maxwell

1. Call to Order and Roll Call

Roll call was completed and the determination of a quorum was made.

2. Approval of Minutes:

Ms. Litecky announced that as the previous meeting did not have a quorum, minutes did not need to be voted on.

3. Citizen Comments or Questions:

None

4. Hearing:

ZBA 23-04: William Martin is requesting a variance from Section 15-2.11.11 of the Carbondale Revised Code, which outlines the City's setback regulations for minimum side yard width for all R-1 Districts, at 212 S. Friedline Drive.

Ms. Litecky opened the Public Hearing at 6:09 p.m. and asked Ms. Gibson to read the Legal Notice.

Ms. Gibson, Planner for the City of Carbondale, read the Legal Notice.

Ms. Litecky asked Ms. Gibson to present the staff report.

Ms. Gibson read part A of the staff report for ZBA 23-04.

Ms. Litecky announced that the decision made tonight is final, and does not go to the City Council.

Ms. Litecky asked if any board members had questions of staff.

There were none.

Ms. Litecky asked if the applicant was present.

The applicant, William Martin, is present and stated his wish to build a garage onto his house.

Ms. Litecky asked if the Board had any questions for the applicant.

There were none.

Ms. Litecky asked if anyone wished to speak in favor.

There were none.

Ms. Litecky asked if anyone wished to speak in opposition.

There were none.

Ms. Litecky asked Ms. Gibson to read the staff analysis.

Ms. Gibson read Part B and C of the staff report for ZBA 23-04, with a recommendation of approval.

Ms. Litecky asked if the Commissioners had questions for staff.

There were none.

Ms. Litecky asked if there were questions from anyone to anyone.

There were none.

Ms. Litecky asked if the applicant would like to make a closing statement.

He did not.

Ms. Litecky declared ZBA 23-04 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the ZBA has jurisdiction over the matter being requested second by Dr. Burnside.

The motion was approved by a unanimous voice vote.

Mr. Sheffer moved that applicant has the standing to make this application second by Mr. Burnside.

The motion was approved by a unanimous voice vote.

Mr. Sheffer moved that Parts A and B and the applicant and zero people spoke in favor, zero people spoke in opposition, and zero letters in favor or opposition were submitted all be accepted as the findings of fact, second by Ms. Lilly.

The motion was approved by a unanimous voice vote.

Mr. Sheffer moved to make a motion to consider all five criteria as one and that they have all been met, seconded by Dr. Burnside.

Roll Call Vote

Yes –6 (Carrier, Lilly, Burnside, Hamilton, Sheffer, Litecky)

No – 0

Ms. Litecky stated the motion carries and all criteria will be considered as one.

Mr. Sheffer moved that the applicant has met all five criteria, seconded by Ms. Lilly.

Roll Call Vote

Yes –6 (Carrier, Lilly, Burnside, Hamilton, Sheffer, Litecky)

No – 0

Ms. Litecky stated that the Board finds the applicant has met all five criteria for granting a variance.

Mr. Sheffer moved to grant the variance of ZBA 23-04 with the conditions that are recommended by staff, seconded by Ms. Lilly.

Roll Call Vote

Yes –6 (Carrier, Lilly, Burnside, Hamilton, Sheffer, Litecky)

No – 0

Mr. Lenzini stated that the variance has been approved.

5. Old Business:

None

6. New Business:

None

7. Adjournment:

Ms. Litecky adjourned the meeting at 6:26 p.m.